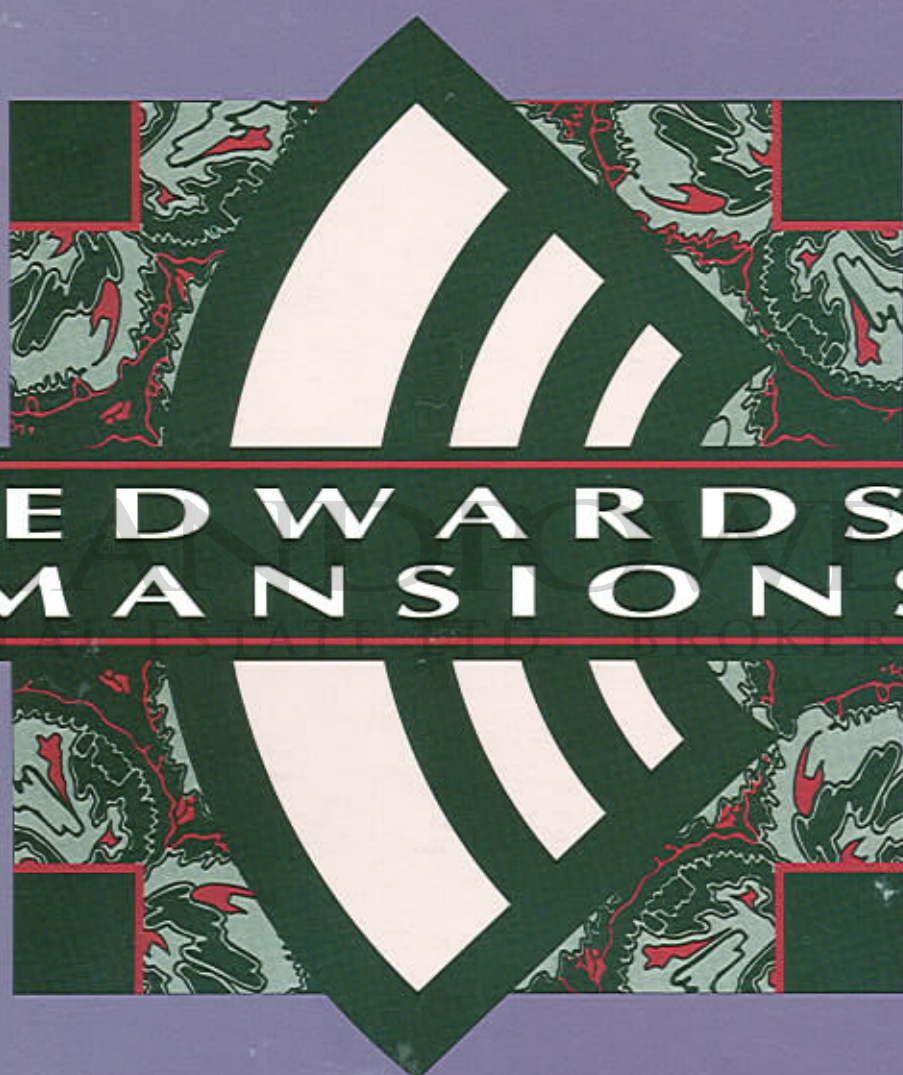
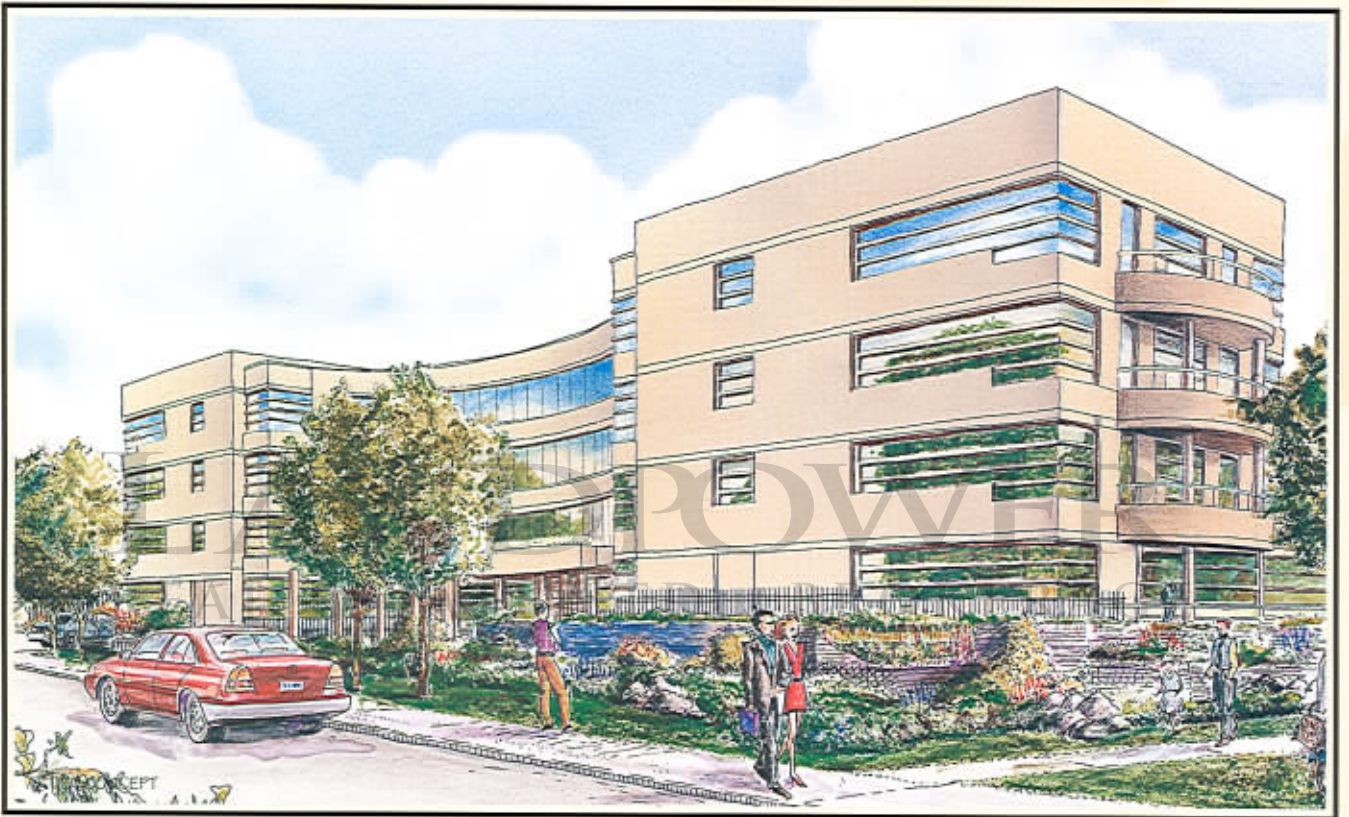
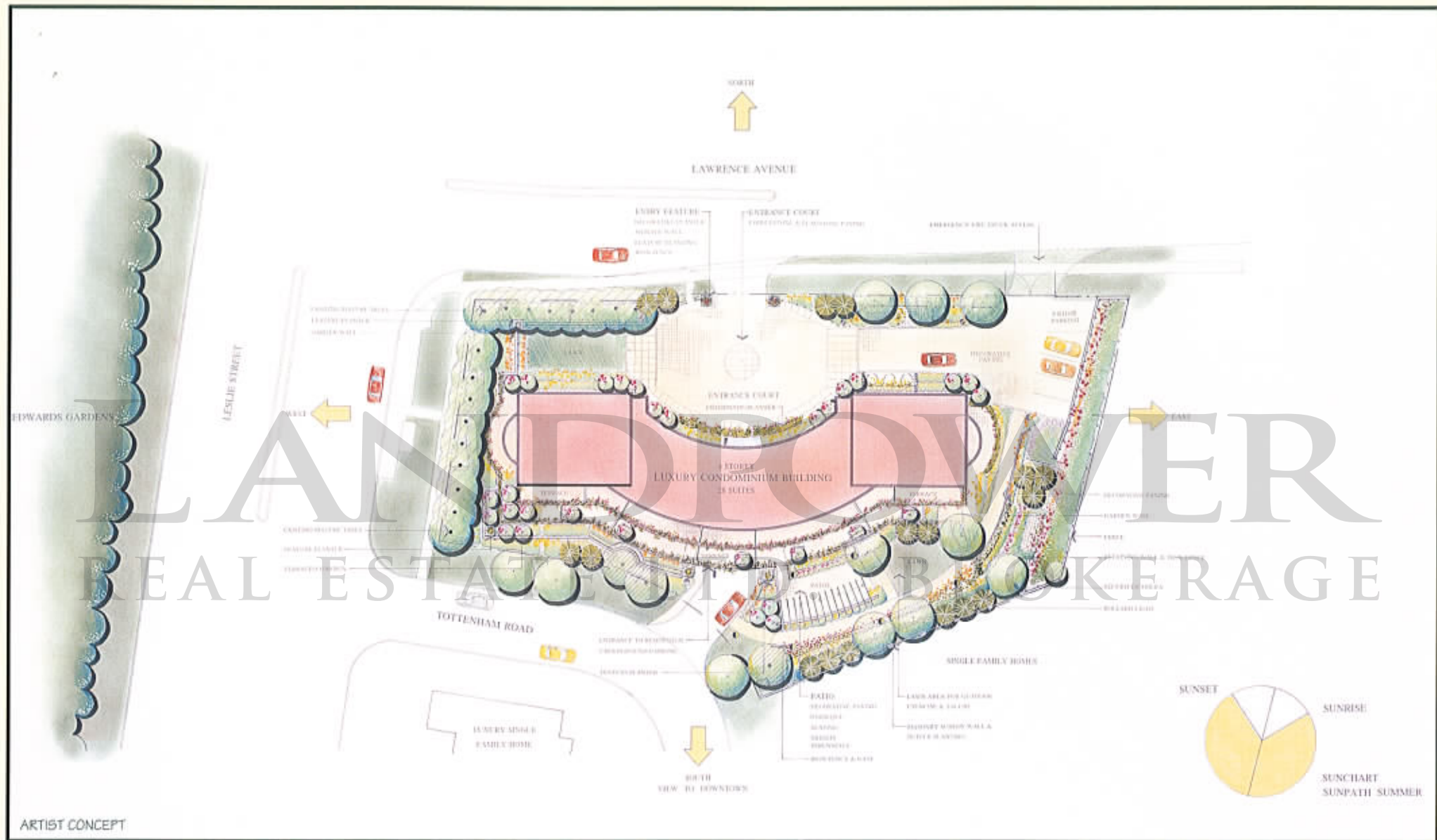
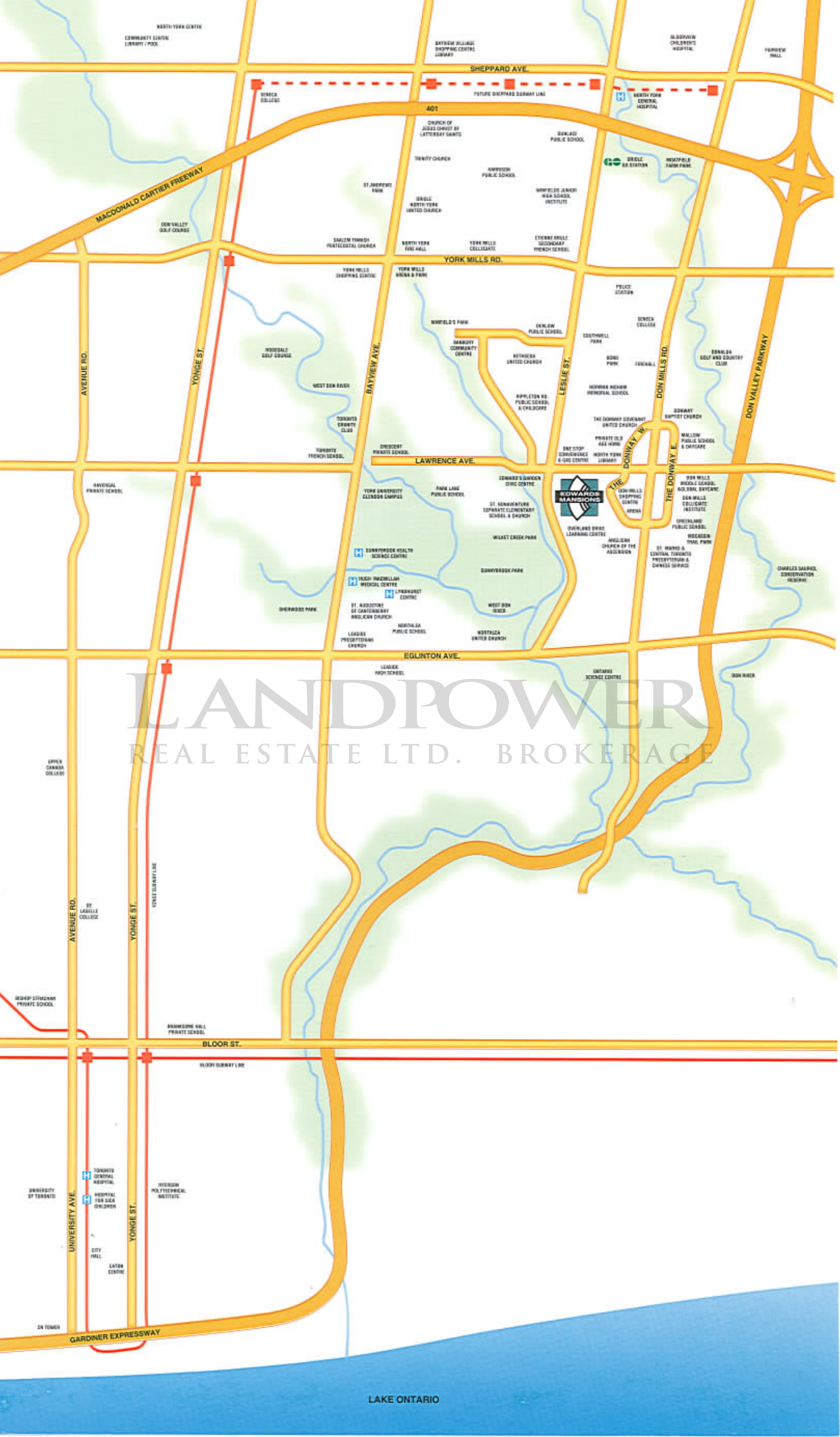




EDWARDS
MANSIONS



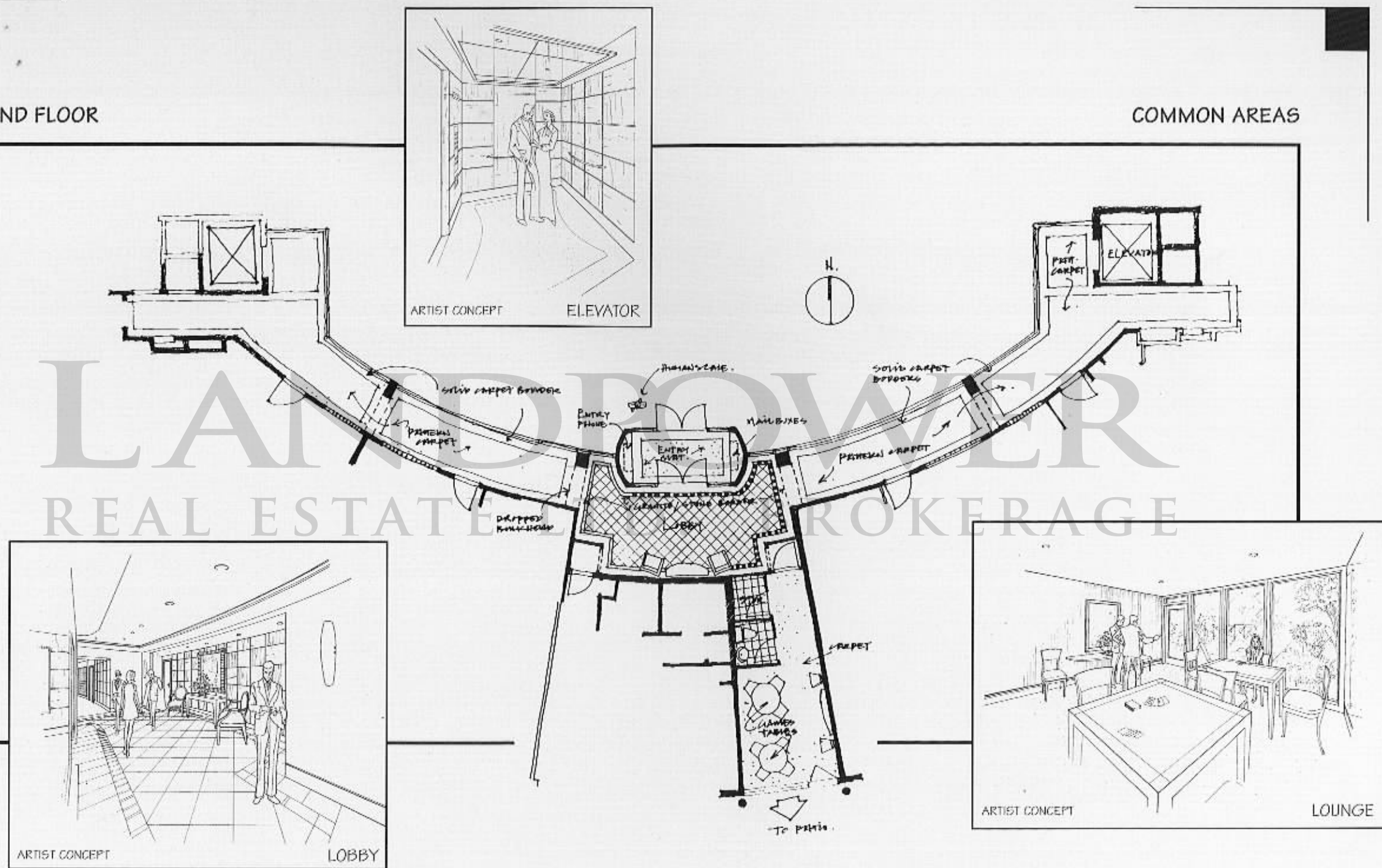


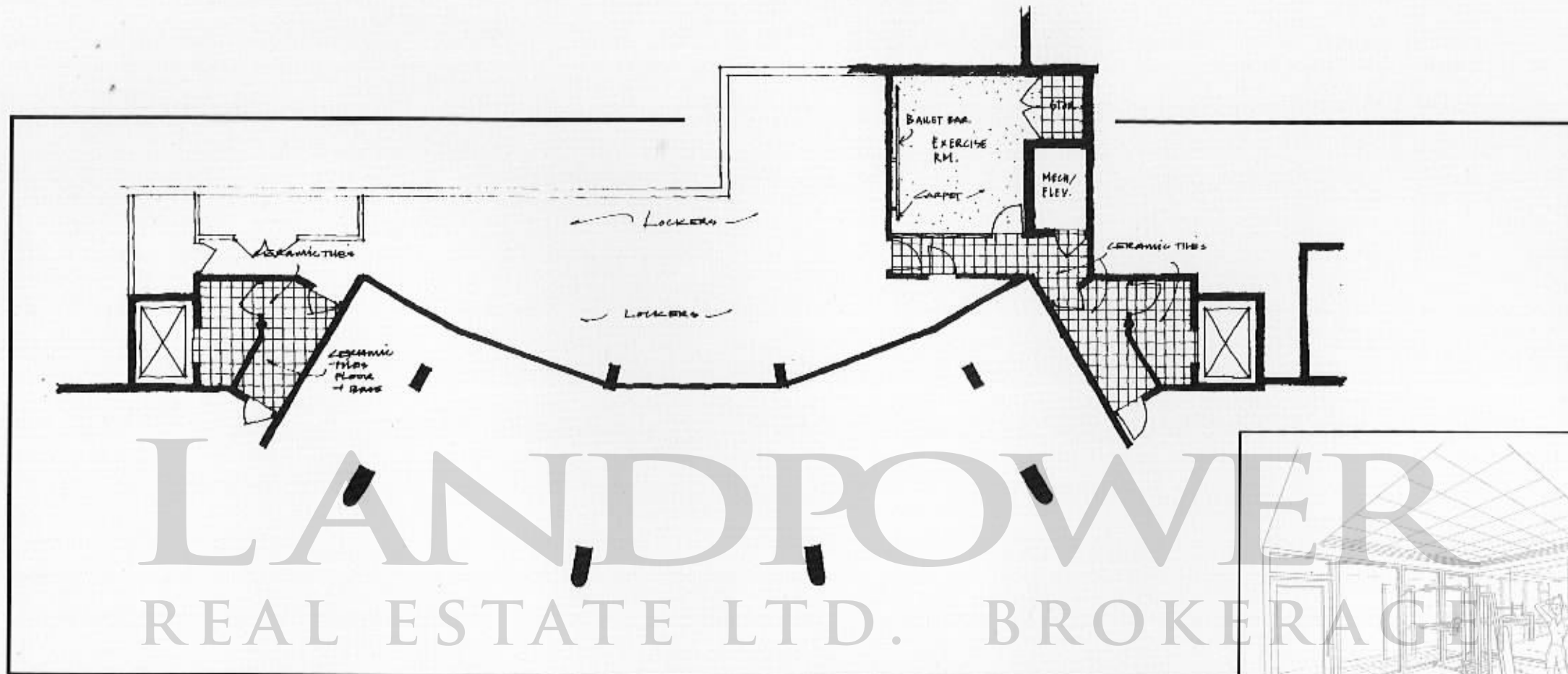


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REAL ESTATE LTD. BROKERAGE

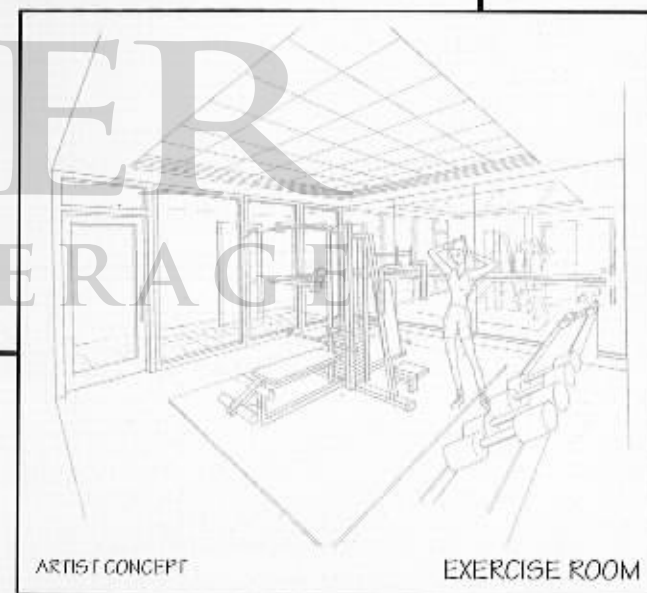
GROUND FLOOR

COMMON AREAS





PROPOSED PARKING LEVEL
ELEVATOR, LOBBIES AND EXERCISE ROOM





FINISHES

Floors:

- Entry, ensuite washroom and powder room (if applicable) - granite and/or marble
- Secondary washrooms and kitchen
 - imported ceramic tiles
- Storage area - vinyl floors
- Living room and dining room
 - hardwood flooring
- All other areas - 60 oz high quality broadloom
- All ceilings 9' high

Doors and Trim:

- Choice of quality interior doors with recessed panels from Builder's samples
- Custom designed high baseboards with matching casings
- Custom design plaster cornice mouldings in the living room, dining room and hallways
- Decorative designer collection brass hinges, locks, handles, and hardware

Kitchen and Vanity:

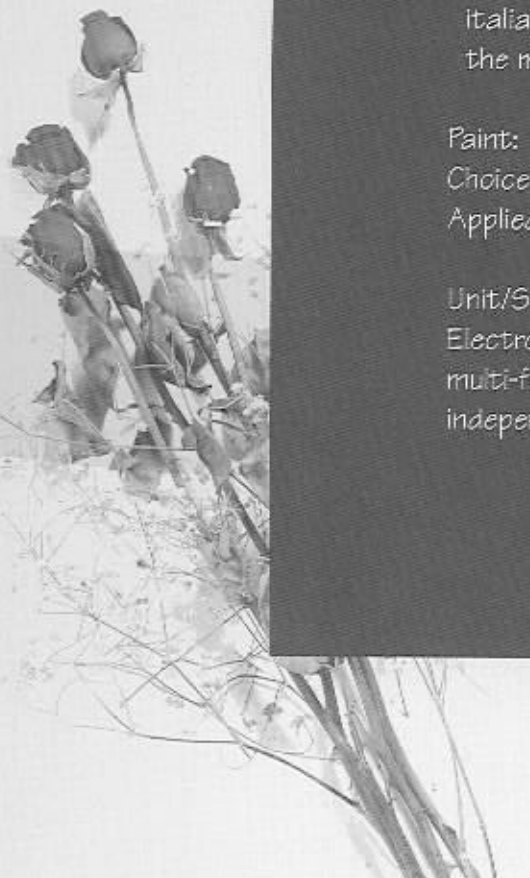
- Specially designed "Salvarani" Italian kitchen cabinets with famous patented counters
- Specially designed "Salvarani" Italian vanities with high quality hand polished Italian marble counter tops to match the marble floor

Paint:

Choice of custom mixed high quality paint.
Applied by Shane Baghai's craftsmen.

Unit/Surveillance Security System:

Electronic burglar alarm system with multi-function control key pad for each suite, independent of the common area security.





FINISHES

Appliance Package:

Latest General Electric or equivalent

- a) Refrigerator - approximately 19 cu. ft. side by side frost free
- b) Range - 30" self cleaning
- c) Dishwasher - built-in, 4 button
- d) Washer/dryer - stacked and compact

Plumbing Fixtures and Accessories (using the latest water saver technology, all fixtures to be white):

Master Ensuite:

- High quality Aciform "Viva" WBT 6032 R/L whirlpool in master ensuite with a shower head and polished brass accent bath and waste overflow.

Water Closet:

- Water saver
- Kohler Rosario K3434 one-piece water closet in the master ensuite
- Kohler Wellworth or equivalent water closet in the secondary washroom with elongated rim.

Vanity Basin:

- Undermount china vanity basin with "Taboret" polished brass accent faucets
- Marble counter tops in all washrooms

Main/Guest Bathtub:

- Kohler bathtub with Symmons S-96-2 pressure balanced T/S faucets and shower heads

Powder Room (where applicable):

- Imported pedestal sink
- Kohler Rosario K3434 one piece water closet

Kitchen Sink

- Two compartment stainless steel sink with single-lever Delta chrome faucet

Electrical:

- Automatic circuit breakers
- Quality plugs and switches
- Light fixtures (except in dining room where outlet only will be supplied)
- Prewired cable tv and telephone (2)
- High efficiency exhaust fans in all washrooms
- High efficiency central heating and cooling system
- Comprehensive electronic security entry system with closed circuit tv monitoring

ALL MATERIALS ARE PURCHASER'S CHOICE FROM BUILDER'S SAMPLES AND SUBJECT TO AVAILABILITY.

EDWARD'S MANSIONS GENERAL INFORMATION AND MAINTENANCE COSTS

AS AT FEBRUARY 1995

SUITE #	AREA (Sq. Ft.)	UNIT PRICE (Incl. G.S.T)	STATUS	ASSIGNED PARKING	ASSIGNED LOCKER	MAINTENANCE
GARDEN LEVEL:						
101	1,350	\$386,900		31	13	\$413.30
102	1,156	332,900		32	14	369.11
103	1,054	303,900		13	7	324.81
105	580	177,900		11	19	169.79
106	1,054	303,900		7	4	324.81
107	1,156	332,900		29	11	369.11
108	1,350	386,900		30	12	413.40
TERRACE LEVEL:						
201	1,382	409,900		33	8	413.40
202	751	224,900		37	21	221.46
203	953	283,900		35	25	282.00
205	953	283,900		17	17	282.00
206	953	283,900		26	26	282.00
207	751	224,900		2	22	221.46
208	1,382	409,900		28	3	413.40
VISTA LEVEL:						
301	1,382	416,900		34	10	413.40
302	751	227,900		18	20	221.46
303	953	287,900		15	27	282.00
305	953	287,900		16	28	282.00
306	953	287,900		4	16	282.00
307	751	227,900		25	18	221.46
308	1,382	416,900		27	1	413.40
PENTHOUSE LEVEL:						
P.H. 1	1,382	429,900	Reserved	14	9	413.40
P.H. 2	751	234,900	Reserved	36	23	221.46
P.H. 3	953	297,900	Reserved	12	6	282.00
P.H. 5	953	297,900	Reserved	5	5	282.00
P.H. 6	953	297,900	Reserved	8	15	282.00
P.H. 7	751	234,900	Reserved	3	24	221.46
P.H. 8	1,382	\$429,900	Reserved	6	2	\$413.40

** All Prices Include G.S.T. and Five Appliances **

Parking Spaces at \$15,000 each (incl. G.S.T.), Locker Spaces at \$5,000 each (incl. G.S.T.)

Prices are subject to change without notice E. & O.E.



Suite 108 shown
Suite 101 mirrored

Ceiling height 8'-6"
in all rooms.

1350 square feet
125 square meters
subject to change.

Minor variations to suite
layout may occur during
project development.



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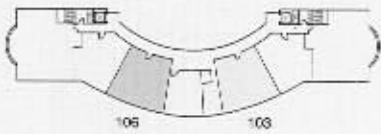
Suite 107 shown
Suite 102 mirrored

Ceiling height 8'-6"
in all rooms.

156 square feet
107 square meters
subject to change.

Minor variations to suite
layout may occur during
project development.



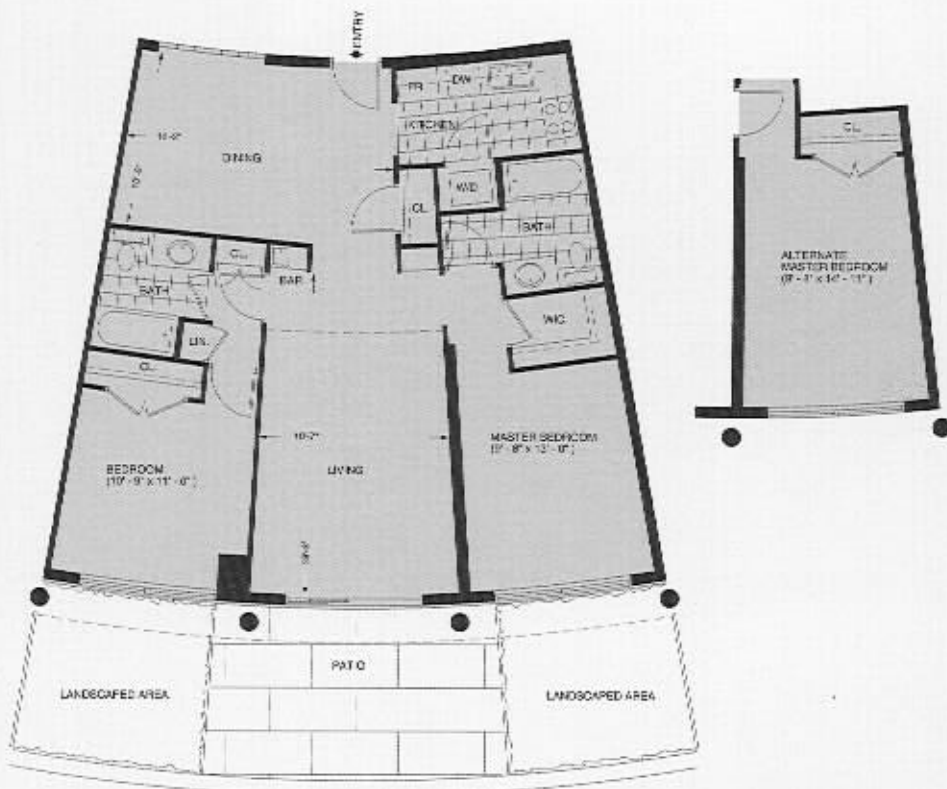


Suite 106 shown
Suite 103 mirrored.

Ceiling height 8'-6"
in all rooms.

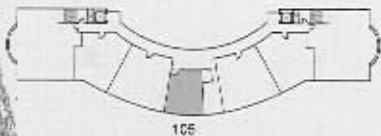
1054 square feet
98 square meters
subject to change.

Minor variations to suite
layout may occur during
project development.



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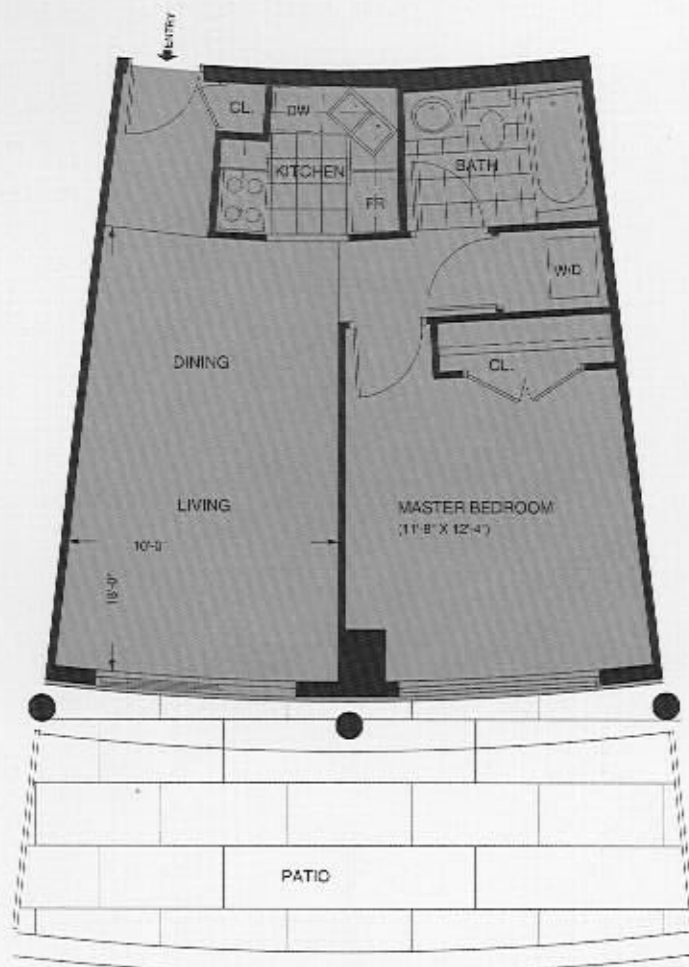


Suite 105 shown

Ceiling height 8'-6"
in all rooms.

580 square feet
54 square meters
subject to change.

Minor variations to suite
layout may occur during
project development.





Suits 208, 308 and
PH3 shown
Suite 201, 301 and
PH1 mirrored

Ceiling heights:
Levels 2 and 3 9'-0"
Level 4 10'-0"

Skylight in bath on
penthouse
level only.

Sliding door & terrace
at level 2 only.

1382 square feet
128 square meters
subject to change.

Minor variations to suite
layout may occur during
project development.



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Suits 207, 307 and
PH7 shown
Suite 202, 302 and
PH2 mirrored

Ceiling heights:
Levels 2 and 3 9'-0"
Level 4 10'-0"

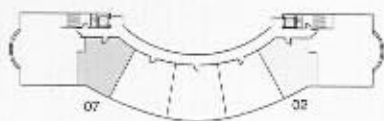
Skylight in bath on
penthouse
level only.

Sliding door & terrace
at level 2 only.
French balcony at
level 2 and 3.

751 square feet
70 square meters
subject to change.

Minor variations to suite
layout may occur during
project development.





Suite 207, 307 and PH7 shown

Suite 202, 302 and PH2 mirrored

Ceiling height:
Levels 2 and 3 9'-0"
Level 4 10'-0"

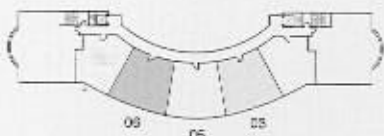
Skylight in bath on penthouse level only.

Sliding door & terrace at level 2 only.
French balcony at level 2 and 3.

751 square feet
70 square meters
subject to change.

Minor variations to suite layout may occur during project development.

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Suite 205, 305, 306, PH5 and PH6 shown
Suite 203, 303 and PH3 mirrored

Ceiling height:
Levels 2 and 3 9'-0"
Level 4 10'-0"

Skylight in bath on penthouse level only.

Sliding door & terrace at level 2 only.
French balcony at level 2 and 3.

953 square feet
88 square meters
subject to change.

Minor variations to suite layout may occur during project development.

SHANE  BAGHAI

GROUP OF COMPANIES

LANDPOWER

REAL ESTATE LTD. BROKERAGE

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(416) 449 5994